

PALM LAKE'S PLANNING CRITERIA: WHAT HOMEOWNERS NEED TO KNOW

Background

Palm Lake has always intended to be a special place and when Palm Lake was first developed a Mission Statement was adopted which states in part it is a community where *“covenants are honored, and where the beauty of personal and common property is always improving and distinctively maintained.”*

As our community has matured, it occasionally experienced isolated occurrences where the requirements found within our governing documents for property landscaping and maintenance practices were not fully honored by a homeowner. In view of that, our board has continuously heard expressions from many residents that among our highest priorities should be maintaining and preserving the quality and character of our neighborhood so that property values are enhanced. Your Board of Directors fully agrees with that important priority.

Over the years, there has been significant residential turnover in Palm Lake. Only about one-third of the current homeowners present in 2001 when our HOA assumed control from the developer still reside here with the balance of homes in some cases having seen multiple owners since 2001. Sometimes this has resulted in varying levels of familiarity among “old” and “new” residents with certain standards and requirements for proper landscaping and maintenance practices in Palm Lake.

The purpose of this informational bulletin to all homeowners is twofold – to have a “point of reference” to become better acquainted with the efforts Palm Lake’s Board of Directors has made over the years to ensure that the quality of our neighborhood is preserved and maintained and to avoid unwanted misunderstandings or situations where established standards and requirements are not met.

Early History

Upon Palm Lake’s inception in 1995, our governing documents (known as the Declaration of Covenants, Restrictions, Easements and Reservations) which were presented to you as a homeowner at your home closing and you agreed as a Palm Lake homeowner to honor and respect, contained a number of provisions designed to preserve our beautiful and unique gated community. These original governing documents also included what is known as *“Exhibit A Planning Criteria”* containing 28 specific requirements, and in some cases prohibitions, relating to the construction, appearance and maintenance of our homes and property. These requirements are found on pages 44-48 of the governing documents and they can easily be accessed for homeowner review under the Declaration.pdf link on our website www.palmlake.hoa.org. To administer and enforce when necessary the Planning Criteria, the governing documents provided for a board-appointed Architectural Review Board (ARB) composed of three homeowners.

Later Board Actions

In the ensuing years, Palm Lake's elected Board of Directors and its ARB have taken additional steps to preserve the integrity of our community and build upon these earlier requirements as follows:

- At the June 18, 2001 Board of Directors meeting, the Palm Lake ARB submitted and the board approved several amendments to strengthen the existing Planning Criteria. The amendments contained a number of specific standards and requirements for proper landscaping and maintenance practices.*
- In July, 2003 the board published and distributed a Palm Lake homeowner's manual which addressed a number of frequently asked questions by homeowners relating to the Planning Criteria and other matters.
- At the July 19, 2007 Board of Directors meeting the Palm Lake ARB submitted and the board approved the addition of *Planning Criteria #31 Duty of Maintenance* which contained detailed landscaping requirements and provided for more effective enforcement tools and options including the opportunity for HOA cost reimbursement.**

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*NOTE: These amendments have not yet been filed for incorporation into the original Planning Criteria on the website but instead are specifically referenced and discussed in the two PLHOA Rules and Regulations.pdf links found on the Palm Lake website dated Sept. 15, 2014 and March 24, 2017. They should be properly filed as required with the county.

**NOTE: This amendment has not yet been filed for incorporation into the original Planning Criteria on the website. This also should be properly filed as required with the county.